

149.0

0006

0016.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

736,700 / 736,700

USE VALUE:

736,700 / 736,700

ASSESSED:

736,700 / 736,700

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 98 | | QUINCY ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|-----------------------------------|---------|
| Owner 1: FAIOLA JASON M/KRISTEN E | |
| Owner 2: | |
| Owner 3: | |
| Street 1: 98 QUINCY STREET | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02476 | Own Occ: Y |

| | |
|-------------------------------|--|
| PREVIOUS OWNER | |
| Owner 1: BIKHAZI ELIAS/NADA - | |
| Owner 2: - | |
| Street 1: 98 QUINCY STREET | |
| Twn/City: ARLINGTON | |

| | | |
|---------------|-------|--|
| St/Prov: MA | Cntry | |
| Postal: 02476 | Type: | |

| | |
|---|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |

| | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|
| PROPERTY FACTORS | | | | | | |
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | Exempt | | | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

| | |
|-----------------------------------|-------------|
| LAND SECTION (First 7 lines only) | |
| Use Code | Description |
| LUC Fact | No of Units |
| Depth / PriceUnits | Unit Type |
| Land Type | LT Factor |
| Base Value | Unit Price |
| Adj | Neigh |
| Neigh Influ | Neigh Mod |
| Infl 1 | % |
| Infl 2 | % |
| Infl 3 | % |
| Appraised Value | Alt Class % |
| Spec Land | J Code Fact |
| Use Value | Notes |

| | | | | | | | | | | | | | | | | | | | | | | | |
|-----|------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 101 | One Family | 4615 | Sq. Ft. | Site | 0 | 70. | 1.21 | 8 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description |
|--------------|-----------------|----------------|--------------------------------|------------|-----------------|-------------------|
| 101 | 4615.000 | 345,800 | | 390,900 | 736,700 | |
| Total Card | 0.106 | 345,800 | | 390,900 | 736,700 | Entered Lot Size |
| Total Parcel | 0.106 | 345,800 | | 390,900 | 736,700 | Total Land: |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 444.87 | /Parcel: 444.87 | Land Unit Type: |

APPRAISED: 736,700 / 736,700
 USE VALUE: 736,700 / 736,700
 ASSESSED: 736,700 / 736,700



USER DEFINED
 Prior Id # 1: 98469
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:

PRINT
 Date 12/30/21 Time 12:55:18
LAST REV
 Date 08/07/18 Time 08:35:29
 apro

11680!
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 345,800 | 0 | 4,615. | 390,900 | 736,700 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 335,400 | 0 | 4,615. | 390,900 | 726,300 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 335,500 | 0 | 4,615. | 390,900 | 726,400 | 726,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 253,900 | 0 | 4,615. | 390,900 | 644,800 | 644,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 252,000 | 0 | 4,615. | 346,200 | 598,200 | 598,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 252,000 | 0 | 4,615. | 290,400 | 542,400 | 542,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 252,000 | 0 | 4,615. | 290,400 | 542,400 | 542,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 245,800 | 0 | 4,615. | 251,300 | 497,100 | 497,100 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| BIKHAZI ELIAS/N | 51202-114 | | 5/21/2008 | | 503,000 | No | No | | |
| FERTIG LOUIS B | 48132-49 | | 9/7/2006 | | 507,000 | No | No | | |
| KALOUSTIAN DIAN | 31673-459 | | 8/1/2000 | | 331,000 | No | No | | |
| KALOUSTIAN DICK | 25275-138 | | 4/7/1995 | | | 10 | No | No | F |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 3/6/2017 | 232 | Alterati | 1,500 | C | | | | |
| 3/2/2017 | 226 | Redo Kit | 70,000 | O | | | | demo kitch, add ne |
| 12/19/2016 | 2194 | Wood Dec | 18,000 | C | | | | |
| 4/23/2014 | 362 | Re-Roof | 6,800 | | | | | |
| 2/6/2014 | 100 | Alterati | 20,000 | C | | | | |

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 6/27/2018 | MEAS&NOTICE | HS | Hanne S |
| 6/16/2014 | External Ins | PC | PHIL C |
| 3/12/2014 | Info Fm Prmt | EMK | Ellen K |
| 11/3/2008 | Meas/Inspect | 163 | PATRIOT |
| 1/17/2007 | MLS | MM | Mary M |
| 11/7/2000 | MLS | MM | Mary M |
| 12/22/1999 | Inspected | 263 | PATRIOT |
| 11/17/1999 | Measured | 268 | PATRIOT |
| 7/28/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

